

#443

714 OAK STREET

PARCEL # 55

INNER BELT

#443

33959

714 OAK ST.

PARCEL # 55

INNER BELT

ST. JOSEPH CO.

INDIANA

FILED FOR RECORD

FEB 9 10 46 AM '98

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EDWIN A. KALCZYNSKI  
RECORDER

INDEXED

MAIL TO: Department of Law  
City Hall  
South Bend, Indiana

33959

AUDITOR'S RECORD

Transfer No. 637  
Taxing Unit SB  
Date 2-9-68

# QUIT-CLAIM DEED

This indenture witnesseth that

MYRTLE B. JOYCE, formerly MYRTLE B. GUGLE, and  
JOHN J. JOYCE, her husband,

of St. Joseph County in the State of Indiana

Release and Quit-Claim to

CIVIL CITY OF SOUTH BEND, a municipality,

of St. Joseph County in the State of Indiana

for and in consideration of  
the receipt whereof is hereby acknowledged, the following Real Estate in  
in the State of Indiana, to wit:

County

Lot Numbered Sixteen (16) as shown on  
the recorded plat of Kunstman's First  
Addition to the City of South Bend.

Signed and dated this 22nd day of January, 1968.

State of Indiana, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County  
and State, personally appeared:

Myrtle B. Joyce, formerly  
Myrtle B. Gugle, and  
John J. Joyce, her husband,

Myrtle B. Joyce Seal  
Myrtle B. Joyce, formerly  
Myrtle B. Gugle  
John J. Joyce Seal  
John J. Joyce Seal

and acknowledged the execution of the foregoing deed.  
In witness whereof, I have hereunto subscribed my name and affixed  
my official seal, this 22nd day of January, 1968.

Irma Lovgren  
Notary Public

My commission expires March 2, 1968.

ST. JOSEPH CO. INDIANA  
RECORDED  
FEB 9 10 45 AM '68  
BOOK PAGE  
EDWIN A. MALCZYNSKI  
RECORDER

This instrument was prepared by John E. Doran, 403-11 St. Joseph Bank Bldg., South Bend, Indiana.  
Member St. Joseph County Indiana Bar Association

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#443

33959

714 OAK ST  
PARCEL # 55  
INNER BELT

ST. JOSEPH CO.

INDIANA

FILED FOR RECORD

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EDWIN A. KALCZYNSKI  
RECORDER

INDEXED

DULY ENTERED FOR TAXATION

~~EMERY L. MOLNAR~~

AUDITOR

ST. JOSEPH CO., INDIANA

*Stephen M. Gygis*

2-9-68



2-8

#943

*American Land Title Association  
Owner's Policy  
Standard Form B-1962*

POLICY  
OF  
TITLE  
INSURANCE



**THE ABSTRACT & TITLE CORPORATION**  
226 West Jefferson Boulevard  
South Bend, Indiana 46601

12685

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY  
STANDARD FORM B — 1962

15 21 04 01539

CHICAGO TITLE INSURANCE COMPANY  
A STOCK COMPANY

a corporation of Missouri, herein called the Company, for a valuable consideration, hereby insures the party named in Schedule A, hereinafter called the Insured, the heirs, devisees, personal representatives of such Insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or
2. Unmarketability of such title; or
3. Lack of a right of access to and from the land;

all subject, however, to the provisions of Schedules A and B and to the Conditions and Stipulations hereto annexed; all as of the date of this policy.

*In Witness Whereof*, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

*Alvin W. Long*  
President.

Issued by:  
THE ABSTRACT & TITLE  
CORPORATION  
226 West Jefferson Boulevard  
South Bend, Indiana 46601  
(219) 233-8258

ATTEST:



*Robert T. Haines*  
Secretary.

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or encumbrances, this policy should be reissued in the name of such purchaser.

Parcel # 55 (GUGLE) 714 OAK ST  
NURSING HOME

INNER BELT

12685

SCHEDULE A

FORM 3225 R-12-66

Number 15 21 04 01539 Date of Policy February 12, 1968 Amount of Policy \$2,000.00

1. Name of Insured:

CIVIL CITY OF SOUTH BEND, a municipality

2. The estate or interest in the land described or referred to in this schedule covered by this policy is:

Fee simple

3. Title to the estate or interest covered by this policy at the date hereof is vested in the Insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

None

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows: In St. Joseph County, Indiana:

Lot Numbered Sixteen (16) as shown on the recorded plat of Kunstman's First Addition to the City of South Bend.

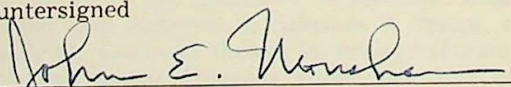
**SCHEDULE B**Policy Number 15 21 04 01539  
Owners

This policy does not insure against loss or damage by reason of the following exceptions:

- (A) Rights or claims of parties in possession not shown by the public records.
- (B) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
- (C) Easements or claims of easements not shown by the public records.
- (D) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (E) Taxes or special assessments which are not shown as existing liens by the public records.
- (F) Rights of Dower, homestead or other marital rights of the spouse, if any, of any individual insured.
- (G) The mortgage or trust deed, if any, shown as Item 4 of Schedule A.

1. Taxes for the year 1967 due and payable in May and November, 1968, and all subsequent taxes.

Countersigned

Authorized Signatory  
Vice President

Schedule B of this Policy consists of one pages.